Karen Johnson Davidson County
Batch# 1169062 DEEDQC
08/14/2024 10:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240814-0061952

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Darrell R Osment
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August 2024.

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 1/24/28

(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 24-0431

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Darrell R. Osment	NEW OWNER	Map: P/O 05600004200
(NAME) 5011 Pine Valley Road	(NAME)	
(ADDRESS) Ashland City, TN 37015	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

OPAL LINDA BAXTER, GEORGIE A. OSMENT, AFRANDA J. BAKER, AND GEORGE I. OSMENT, JR., HEIRS OF THE ESTATE OF GEORGE OSMENT, SR.,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

DARRELL R. OSMENT, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Being a tract of land in the 1st Council District of Davidson County Tennessee, and a portion of that property conveyed to George I. Osment DB 4078, PG 248 R.O.D.C.T. and more accurately described according to a survey done by Todd Bollinger R.L.S. TN LIC. 2095 dated 05/01/24 as follows:

Beginning at a point in the intersection of easterly of Pine Valley Road and the centerline of Bull Run Creek, said point being the most northwest corner of herein described tract; Thence now leaving said margin with said centerline of said creek for the next 4 calls: N 47°33'39"E 99.12 feet to a point; Thence N 48°41'09"E 26.79 feet to a point; Thence N 57°47'25"E 59.27 feet to a point; Thence N 57°47'25"E 163.50 feet to a point in the westerly line of Michael Ridings QCD 9687, PG 377 R.O.D.C.T.; Thence now leaving said creek with said Ridings and generally with a fence for the next 3 calls: S 29°19'28"E 189.92 feet to a set iron pin; Thence S 24°49'28"E 264.00 feet to a set iron pin; thence N 77°57'32"E 165.00 feet to a set iron pin, said pin being a common corner to Tract 2 of the same survey; Thence now leaving said Ridings with Tract 2 S 21°22'32"W 314.19 feet to a set iron pin, said pin being a common corner to Danny Bently DB 6646, PG 851 R.O.D.C.T.; Thence now leaving Tract 2 with said Bently for the next 2 calls: N 58°30'00"W 210.00 feet to a set iron pin; Thence S 49°30'00"W 176.93 feet to a set iron pin in the easterly margin of Pine Valley Road; Thence now leaving said Bently with said margin for the next 2 calls: N 30°51'43"W 182.96 feet to a set iron pin; Thence N 22°04'49"W 332.56 feet to the point of beginning containing 5.10 acres.

Being part of the same property conveyed to George I. Osment and wife, Ophie L. Osment, by deed from James E. Hodgens and wife, Delores Hodgens, of record in Book 4078, Page 248, dated November 15, 1966, Register's Office for said County. The said Ophie L. Osment died 9/23/21 and title vested in George I. Osment as surviving tenant by the entirety. The said George I. Osment aka George Osment, Sr. died

intestate on 11/6/22 leaving Opal Linda Baxter, Georgie A. Osment, Afranda J. Baker, George I. Osment, Jr., and Darrell R. Osment, as Sole Heirs of the Estate of George Osment, Sr.. See also Affidavits of Heirship of record in Instrument No. 202408140061950 and Instrument No. 202408140061951, said Register's Office. See also Probate No. 23P528, of record in Probate Court of Davidson County, Tennessee.

This is improved property, known as Pine Valley Road, Ashland City, TN 37015
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of August, 2024.

The Estate of George Osment, Sr.

BY: Opal Linda Baxter
Opal Linda Baxter

BY: Georgie Osment
Georgie A. Osment

BY: Afranda Baker
Afranda J. Baker

BY: George Osment Jr
George I. Osment, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Opal Linda Baxter, Afranda J. Baker, and George I. Osment, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her/their oaths acknowledged himself/herself/themselves to be the Heirs of The Estate of George Osment, Sr., the within named bargainer, and that he/she/they as such Heirs of The Estate of George Osment, Sr., being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 7th day of August, 2024.

My Commission Expires: 1/24/28

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Georgie A. Osment, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Heir of The Estate of George Osment, Sr., the within named bargainer, and that she as such Heir of The Estate of George Osment, Sr., being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 7th day of August, 2024.

My Commission Expires: 1/24/28

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PLAT CONTAINS 24.46 ACRES

NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

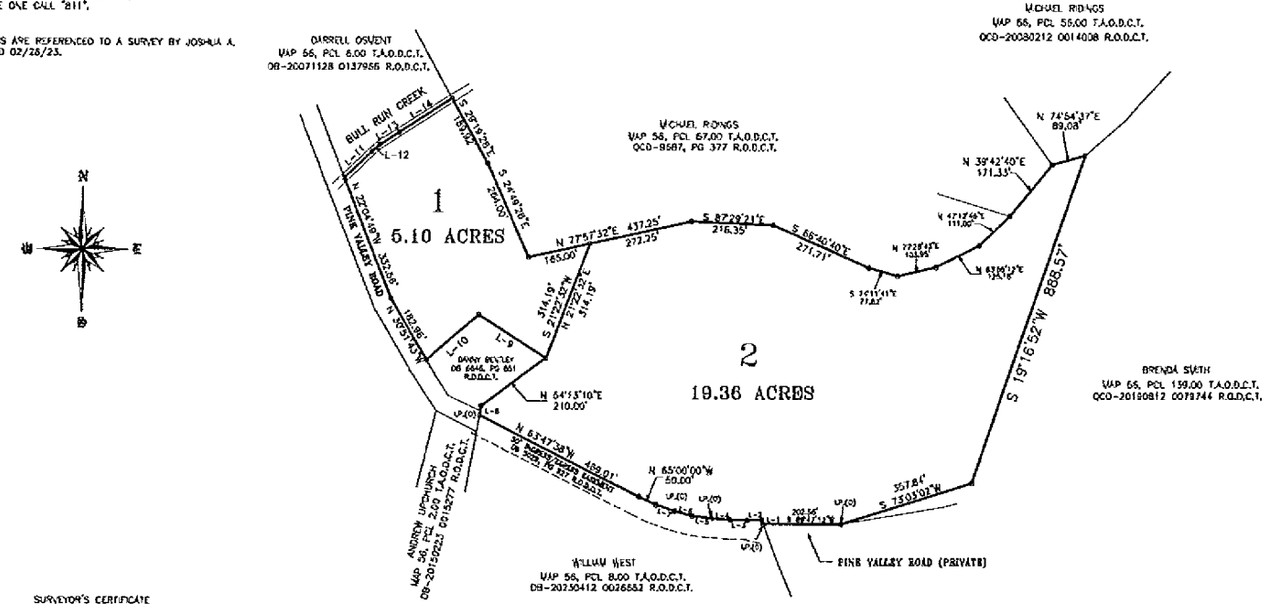
NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES, IF SHOWN, HEREON ARE IN THE EXACT LOCATION INDICATED. THEREFORE, THE SIZE, TYPE, AVAILABILITY AND ACTUAL LOCATION OF ANY AND ALL UTILITIES SHOULD BE VERIFIED PRIOR TO MAKING ANY DECISION RELATIVE TO THIS PROPERTY.

IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL "811".

NOTE:
ALL BEARINGS ARE REFERENCED TO A SURVEY BY JOSHUA A. WEEKS DATED 02/28/23.

CALL TABLE

COURSE	BEARING	DISTANCE
L-1	N 21°31'55"W	12.06'
L-2	S 88°16'00"W	39.00'
L-3	N 89°00'00"W	44.00'
L-4	N 85°55'55"W	49.48'
L-5	N 83°26'40"W	60.53'
L-6	N 75°00'00"W	50.00'
L-7	N 71°15'00"W	50.00'
L-8	N 10°30'00"E	25.00'
L-9	N 58°30'00"W	210.00'
L-10	S 49°30'00"W	176.93'
L-11	N 47°33'39"E	99.12'
L-12	N 45°41'09"E	26.79'
L-13	N 57°47'25"E	59.27'
L-14	N 57°47'25"E	163.50'



N

W E

S

0 200 400 600

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY ___II___ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: __5000____ AS SHOWN HEREON.

ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2095

PROPERTY REFERENCE

GEORGE I. OSVENT
MAP 56, PCL 42.00 T.A.O.D.C.T.
DB-4078, PG 248 R.O.D.C.T.

ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169

SURVEY OF
GEORGE OSMENT PROPERTY
PINE VALLEY ROAD

SCALE	DRAWN BY	APPROVED	DATE
1" = 200'	A.T.B.	A.T.B.	05/01/24

1ST COUNCIL DISTRICT

DAVIDSON COUNTY
TENNESSEE

DRAWING NO. 5011PVRD

20240814006195 2

Certification of Recorded Documents

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 13, 2024.

(AFFIANT) – Anita Lester

August 13, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me August 13, 2024.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON